

2008



SUMMARY OF LEVIES MESA COUNTY, COLORADO

COUNTY ASSESSED VALUATION \$1,880,987,220

BARBARA A. BREWER, ASSESSOR

*Cindy Altenbern, Deputy Assessor
Brent Goff, Chief of Appraisal*

Assessor	244-1610
Treasurer	244-1824
Clerk & Recorder	244-1679
Planning	244-1636
Building	244-1631
Administrator	244-1800

Commissioners

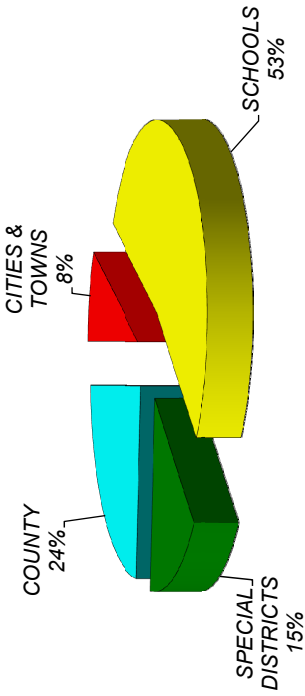
District 1 - Craig J. Meis	244-1605
District 2 - Steven Acquafresca	244-1604
District 3 - Janet Rowland - Chairperson	244-1606

Look for this information & more on the internet:

www.mesacounty.us

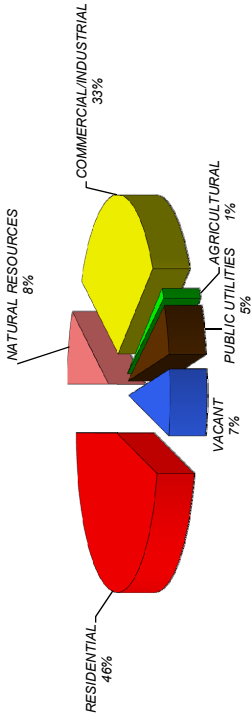
Interactive Voice Response System (970) 256-1563

DISTRIBUTION OF TAX DOLLAR



■ CITIES & TOWNS	= 8,957,766
■ SCHOOLS	= 62,782,352
■ SPECIAL DISTRICTS	= 18,015,117
■ COUNTY	= 27,639,939

DISTRIBUTION OF ASSESSED VALUE



■ NATURAL RESOURCES	= 142,072,030
■ COMMERCIAL/INDUSTRIAL	= 629,281,280
■ AGRICULTURAL	= 21,496,170
■ VACANT	= 125,883,030
■ PUBLIC UTILITIES	= 97,791,700
■ RESIDENTIAL	= 864,463,010

HOW YOUR PROPERTY TAXES ARE SET

The process by which your property taxes are set is relatively easy. The important thing for a taxpayer to know is "who does what." The following chart will illustrate:

Step 1: APPRAISER

(From the Assessor's Office) establishes actual value of property. The appraisal staff collects physical information on all properties in Mesa County. This information is analyzed using statistical methods. The market value is a product of this analysis using actual sales and physical characteristics.

Step 2: ASSESSED VALUE SET

(Per percentage set by Division of Property Taxation and State Legislature via Constitutional Amendment)

Step 3: MILL LEVIES

(Set by Boards of taxing entities and certified to County Board of Commissioners, e.g. special districts, county, fire protection, etc.)

Step 4: AMOUNT OF INDIVIDUAL TAX SET

(The County Board of Commissioners certifies mill levies to the Assessor who then multiplies the assessed value by the total of the millage set by all the districts in which the property is located.) Individual property taxes are calculated by multiplying the assessed value by the total mill levy for that tax area.

Actual Value X Assessment Rate X Mill Levy = Property Taxes

When you get your "Notice of Valuation" from the Assessor's Office, the number you are looking at is the "actual value" set for Step 1 of the process.

If you disagree with the actual value set because of factual data, such as sales of similar properties, you should come to our office to request a review of the value assigned to your property. Our goal is equalization of assessments so that the burden of taxes may be distributed as fairly and equally as the law allows. Courteous answers and helpful assistance will always be provided by the Assessor's Office to all questions and requests. We encourage you to contact our office and become knowledgeable about your assessments, or visit our website at www.mesacounty.us for full searches.

2008 TOP 10 ASSESSMENTS

The following is a list of the top ten highest assessments in Mesa County. Values are based on the pending 2008 tax roll. Constraints such as various corporate names makes it nearly impossible to determine accurately who the Top Ten "taxpayers" in Mesa County are. This list also does not make any assumptions as to whether the resulting taxes will be paid.

<i>PUBLIC SERVICE (EXCEL) - UTILITY</i>	<i>33,940,400</i>
<i>QWEST CORPORATION - UTILITY</i>	<i>19,109,300</i>
<i>SM MESA MALL LLC</i>	<i>14,336,430</i>
<i>BRESNAN COMMUNICATIONS</i>	<i>12,779,316</i>
<i>WALMART/SAMS</i>	<i>11,135,330</i>
<i>UNION PACIFIC</i>	<i>10,557,470</i>
<i>GRAND VALLEY RURAL POWER-UTILITY</i>	<i>9,116,200</i>
<i>GRAND MESA CENTER</i>	<i>8,109,370</i>
<i>TRANSCOLORADO GAS TRANSMISSION</i>	<i>7,420,500</i>
<i>DILLION REAL ESTATE (CITY MARKET)</i>	<i>5,103,810</i>

Energy related companies such as Encana Oil and Gas, Plains Exploration and Production Co, Black Hills Exploration and Production, plus others, may be in the Top Ten assessments in Mesa County. Because of numerous parcels and various corporate names, it is difficult to determine accurately if these companies would fall within the Top Ten taxpayers.

**CLASSIFICATION
AND PERSONAL PROPERTY**

		2008 Assessed Valuation
I	Vacant Land	
	<i>Land</i>	125,145,950
	<i>Improvements**</i>	737,080
	TOTAL	125,883,030
II	Residential	
	<i>Land</i>	223,222,960
	<i>Improvements</i>	640,510,790
	<i>Taxable Furnishings</i>	729,260
	TOTAL	864,463,010
III	Commercial	
	<i>Land</i>	115,726,340
	<i>Improvements</i>	330,859,020
	<i>Equipment & Furniture</i>	92,625,970
	<i>Possessory Interest</i>	490,790
	TOTAL	539,702,120
IV	Industrial	
	<i>Land</i>	22,760,990
	<i>Improvements</i>	54,602,660
	<i>Equipment & Furniture</i>	12,215,510
	TOTAL	89,579,160
V	Agriculture	
	Acres \$Avg/AC Classification	
	67,218 96.05 <i>Irr. Farm Land</i>	6,456,910
	13,972 57.76 <i>Meadow Hay Land</i>	807,030
	340,469 8.18 <i>Graze Land</i>	2,786,680
	2,785 127.69 <i>Orchard Land</i>	355,640
	3,552 12.86 <i>Forest Land</i>	45,670
	<i>Farm/Ranch</i>	
	<i>Out Bldgs</i>	9,078,490
	<i>Possessory Interest</i>	63,430
VI	Agribusiness	
	143 1702.31 <i>Land</i>	243,430
	<i>Improvements</i>	1,645,640
	<i>Equipment</i>	13,250
	TOTAL	21,496,170

***Improvements on vacant land are minimal structures to otherwise vacant land such as a garage building at salvage value, asphalt etc.*

(continued)

	2008
VII Natural Resources	Assessed
Coal	Valuation
# Mines = 1	
<i>Land</i>	10,500
<i>Improvements</i>	28,170
<i>Equipment</i>	0
SUBTOTAL	38,670
Gravel/Stone Products	
# Operations = 31	
<i>Land</i>	1,669,760
Severed Mineral Interests	
<i>Acres: 110,083</i>	
<i>Land</i>	191,790
Oil and Gas	
<i>Production</i>	87,761,360
<i>Equipment</i>	52,410,450
SUBTOTAL	140,171,810
NATURAL RESOURCES	
TOTAL	142,072,030

VIII Public Utilities

ASSESSED BY COLORADO DIVISION OF PROPERTY TAXATION

<i>Airlines</i>	2,730,800
Electric Companies	
<i>-Regular Property</i>	33,940,400
<i>-Rural Electric Companies</i>	10,172,700
<i>Gas Distrib. Pipeline Companies</i>	406,600
<i>Fluid Pipeline Companies</i>	813,500
<i>Gas Trans. Pipeline Companies</i>	9,907,400
<i>Class I Railroads</i>	10,652,500
<i>Telephone Companies</i>	22,629,200
<i>Telephone Resellers</i>	120,000
<i>Radio Mobile Companies</i>	4,481,300
<i>Rural Telephone Companies</i>	866,800
<i>Private Car Lines</i>	1,070,500
TOTAL STATE ASSESSED	97,791,700

	2008		
	Assessed	Mill	Revenue
	Valuation	Levy	
COLORADO RIVER WATER*	1,856,275,310	0.1990	369,399
MESA COUNTY LIBRARY*	1,856,275,310	3.0000	5,568,826
CEMETERY DISTRICTS (3)			
CCD (Collbran)	111,181,360	0.2640	29,352
ECD (Elmwood)	138,511,250	0.7460	103,329
MMCD (Mesa-Molina)	32,506,960	0.3990	12,970
CONSERVANCY DISTRICTS (4)			
BMCD (Battlement)	46,424,010	0.0850	3,946
BWCD (Bluestone)	24,633,070	0.0090	222
CCONS (Collbran)	51,724,760	0.4040	20,897
WDCD (West Divide)	17,955,740	0.0750	1,347
FIRE PROTECTION DISTRICTS (12)			
COMF (Central O'Mesa)	14,450,800	4.0350	58,309
CFD (Clifton)	168,303,450	5.2460	882,920
DFD (DeBeque Fire Prot District)	34,123,830	4.0000	136,495
EOMF (East O'Mesa)	6,545,970	2.6960	17,648
GJFD (G.J. Rural)	237,972,050	5.9380	1,413,078
GVFPD (Grand Valley Fire)	6,621,060	3.2670	21,631
RFSD (Redlands Sub Dist)	98,525,680	4.1110	405,039
GUFD (Gateway UnawEEP)	9,010,460	5.0000	45,052
LEFPD (Lands End)	19,213,900	5.0000	96,070
LVFD (Lower Valley)	188,469,490	5.4020	1,018,112
PFD (Palisade)	32,847,320	3.2420	106,491
PVFD (Plateau Valley)	142,813,070	5.1690	738,201
HOSPITAL DISTRICTS (2)			
GRHD (Grand River)	5,308,470	5.5970	29,712
PVH (Plateau Valley)	140,644,390	8.0000	1,125,155
SANITATION & IMPROVEMENT DISTRICTS (19)			
CGV (Central G.V.)	142,233,630	0.0000	0
CSD #2 (Clifton #2)	96,374,340	0.0000	0
DDA (Downtown Dev.)*	40,228,570	5.0000	201,143
DJBID (Dtown Imp Dist)	40,110,750	0.0000	0
GRMCD (Grand River Mosq Control)*	567,323,736	1.5130	858,361
GMMD #1 (Powderhorn #1)	29,970	0.0000	0
GMMD #2 (Powderhorn #2)	3,292,540	50.3670	165,835
HDBID (Horizon Drive Business Impr)	46,467,750	5.0000	232,339
MCCID (Mesa Comm Center)	32,506,960	1.0000	32,507
MCLID (Mesa County Lower Valley Imp)	2,822,330	0.0000	0
OMSD (O'Mesa)	63,703,740	1.0500	66,889
PIDA (Panorama #A)	7,449,780	11.4540	85,330
PIDB (Panorama #B)	5,066,040	0.3730	1,890
RMD #1 (Ridges Metro #1)	29,495,700	5.8000	171,075
RRMP (Rimrock Market Place)	11,149,640	0.0000	0
SRPID (Southwest Rural Public Imp D)	4,538,340	4.0000	18,153
SSSCD (Southside Soil Conservation Dist.)		0.0000	0
UP (Upper G.V. Pest)	150,880,420	0.0920	13,881
WWPID (Whitewater Public Imp Dist)	703,150	0.0000	0
WATER DISTRICTS (5)			
CWD (Clifton)	184,325,700	0.0000	0
FWSD (Fruitvale)	67,419,980	0.0000	0
GJWWSD (G.J. West Water)	32,713,200	0.0000	0
MWSD (Mesa W. & S.)	1,280,830	2.3420	3,000
U (Ute)	1,351,577,450	0.5000	675,789
GVDD (Grand Valley Drainage Dist.)*	1,039,228,970	1.5220	1,581,706
TOTAL REVENUE SPECIAL DISTRICTS			16,312,097
DDA (Tax Increment Fin. Dist. #1)	24,711,910		1,699,735
DDA (Tax Increment Fin. Dist. #2)	2,171,474		3,285
TOTAL REVENUE PLUS TIF REVENUE			18,015,117
IRRIGATION & DRAINAGE DISTRICTS (5)			
Collbran Water		9.00 PA/FT	137,700
Mesa County Irrigation		22.00P/L/A	75,967
Orchard Mesa Irrigation		112.50PA	1,081,929
Palisade Drainage		7.00 PA	3,719
Palisade Irrigation	\$50 PA MIN	21.00PA ADL	458,472
TOTAL IRRIGATION			1,757,787
EXPLANATION OF IRRIGATION CHARGES			
Palisade Drainage, Mesa County Irrigation and Collbran Water charge a rate per acre (and per acre foot) rates listed above. Palisade Irrigation charges a minimum rate up to 1 acre then a rate per acre for the remaining acreage. Orchard Mesa Irrigation charges per acre, according to classification set by Orchard Mesa Irrigation. The formula is : NUMBER OF ACRES x CLASSIFICATION VALUE x MILL (.500) = \$ AMOUNT CHARGED PER PARCEL NUMBER.			
There is a minimum charge of \$112.50 for parcels with 1 1/2 acre or less, it is possible to have more than one classification per parcel.			

	2008		
	Assessed	Mill	Revenue
	Valuation	Levy	
MESA COUNTY*	1,856,275,310		
<i>General Fund</i>		12.9560	24,049,903
<i>Human Service</i>		1.4760	2,739,862
<i>Road & Bridge</i>		0.4430	822,330
<i>Translator TV Fund</i>		0.0160	29,700
<i>Developmental Disabilities</i>		0.2220	412,093
<i>Temporary Tax Credit</i>		-0.2230	-413,949
TOTAL COUNTY MILL LEVY & REVENUE		14.8900	27,639,939
CITIES & TOWNS			
<i>Collbran</i>	2,826,430	8.5250	24,095
<i>DeBeque</i>	4,408,190	9.0180	39,753
<i>Fruita</i>	101,001,260	10.1460	1,024,759
<i>Grand Junction General Operating*</i>	939,281,030	8.0000	7,514,248
<i>Temporary Mill Levy Reduction</i>		0.0000	0
<i>Grand Junction Mill Levy</i>		8.0000	7,514,248
<i>Palisade</i>	20,280,590	17.5000	354,910
TOTAL CITIES & TOWNS			8,957,766
SCHOOL DISTRICTS			
<i>No. JT49 DeBeque</i>	37,289,050	7.6480	285,187
<i>No. J50 Delta</i>	106,000	27.8170	2,949
<i>No. 50 Plateau Valley</i>	147,593,530	13.8360	2,042,104
<i>No 51 Mesa County*</i>	1,671,286,730	36.1710	60,452,112
TOTAL SCHOOL DISTRICTS	1,856,275,310		62,782,352
TOTAL PROPERTY TAX DOLLARS*			117,395,174
ANALYSIS OF SCHOOL DISTRICTS' MILL LEVIES			
<i>DeBeque School District #JT49</i>			
<i>General Fund</i>	37,289,050	6.1330	228,694
<i>Bond Redemption</i>		1.4900	55,561
<i>Override Mill Levy</i>		0.0250	932
TOTAL #JT49		7.6480	285,187
<i>Delta Joint School District #J50</i>			
<i>General Fund</i>	106,000	22.7570	2,412
<i>Bond Redemption</i>		5.0600	536
TOTAL #J50		27.8170	2,949
<i>Plateau Valley School #50</i>			
<i>General Fund</i>	147,593,530	11.4560	1,690,831
<i>Bond Redemption</i>		2.3800	351,273
TOTAL #50		13.8360	2,042,104
<i>Mesa County School District #51*</i>			
<i>General Fund</i>	1,671,286,730	24.2580	40,542,073
<i>Bond Redemption</i>		7.2150	12,058,334
<i>Override Mill Levy 1996</i>		2.3050	3,852,316
<i>Override Mill Levy 2004</i>		2.3930	3,999,389
TOTAL #51		36.1710	60,452,112
TOTAL SCHOOL DISTRICTS	1,856,275,310		62,782,352

*Value shown is gross value of district less Tax Increment #1 Value of \$24,711,910

Tax Increment #2 \$2,171,474. See inside back cover for more information

on Tax Increment Financing.

MILL LEVIES

TAC	School Dist	Special District	2007 Levy	2008 Levy
10100	51	JCT GVDD	64.3230	63.7820
10101		JCT GVDD GRMCD	65.8360	65.2950
10102		JCT GVDD RRMP UTE	64.8230	64.2820
10104		JCT GVDD DJBID	64.3230	63.7820
10107		JCT GVDD DDA DJBID	69.3230	68.7820
10108		JCT GVDD DDA	69.3230	68.7820
10109		JCT GVDD DDA	69.3230	68.7820
10118		JCT GVDD DDA GRMCD	70.8360	70.2950
10300		JCT GVDD U	64.8230	64.2820
10301		JCT GVDD U GRMCD	66.3360	65.7950
10302		JCT GVDD U RRMP	64.8230	64.2820
10305		JCT GVDD U GJWWS	64.8230	64.2820
10308		JCT GVDD CGV DDA	70.2883	69.3577
10400		JCT GVDD FWSD U	64.8230	64.2820
10401		JCT GVDD U GRMCD FWSD	66.3360	65.7950
10600		GJFD GVDD	62.2610	61.7200
10608		GJFD GVDD DDA	39.8068	37.9557
10612		GJFD GVDD CGV GRMCD	63.7740	63.2330
10613		GVDD CGV	56.3230	55.7820
10700		GJFD	60.7390	60.1980
10701		GJFD LEFPD	65.7390	65.1980
10702		GJFD CWD	60.7390	60.1980
10710		GJFD RFSD	64.8490	64.3090
10712		GJFD CWD LEFPD	65.7390	65.1980
10732		GJFD OMSD	61.7890	61.2480
10733		OMSD	55.8510	55.3100
10734		OMSD LEFPD	60.8510	60.3100
10773		OMSD GRMCD	56.3140	55.7730
10775		GJFD GRMCD	62.2520	61.7110
10776		GJFD GRMCD RFSD	66.3620	65.8220
10777		JCT GJFD GRMCD RFSD		73.8220
10800		GJFD GVDD U	62.7610	62.2200
10801		GJFD GVDD U GJWWS	62.7610	62.2200
10802		JCT GJFD GVDD U		70.2200
10810		JCT GVDD CGV U	64.8230	64.2820
10811		JCT GVDD CGV U GRMCD	66.3360	65.7950
10812		GJFD GVDD U CGV	62.7610	62.2200
10813		GVDD CGV U	56.8230	56.2820
10814		JCT GJFD GVDD U CGV		70.2200
10833		GJWWS GVDD U	56.8230	56.2820
10873		GVDD U GRMCD	58.3360	57.7950
10875		GJFD GVDD U GRMCD	64.2740	63.7330
10876		GJFD GVDD U GRMCD RFSD	68.3840	67.8440
11100		GJFD GVDD CWD U	62.7610	62.2200
11200		GJFD U	61.2390	60.6980
11201		GJFD U RFSD	65.3490	64.8090
11202		GJFD U CWD	61.2390	60.6980
11203		U PIDA	65.1010	66.2140
11204		CWD LEFPD U	60.3010	59.7600
11205		JCT GJFD U RFSD		72.8090
11207		GJFD U RMD#1	67.0390	66.4980
11209		GJFD U RMD#2	61.2390	60.6980
11232		GJFD U OMSD	62.2890	61.7480
11233		U OMSD	56.3510	55.8100
11234		GJFD U OMSD GRMCD	63.8020	63.2610
11235		JCT GJFD U OMSD GRMCD		71.2610
11243		U PIDB	55.6740	55.1330
11253		U RMD#1	61.1010	60.5600
11273		U GRMCD	56.8140	56.2730
11275		GJFD U GRMCD	62.7520	62.2110
11276		GJFD U GRMCD RFSD	66.8620	66.3220
11277		JCT GJFD U GRMCD		70.2110
11278		JCT GJFD U GRMCD RFSD		74.3220
11300		GVDD FWSD U GJFD	62.7610	62.2200
11373		U PID#A GRMCD	66.6140	67.7270
11375		GJFD U PID#A GRMCD	72.5520	73.6650
11376	51	GJFD U PID#A GRMCD RFSD	76.6620	77.7760

MILL LEVIES

TAC	School Dist	Special District	2007 Levy	2008 Levy
11377	51	JCT U PID#A GRMCD	74.6140	75.7270
11400		U	55.3010	54.7600
11401		U LEFPD	60.3010	59.7600
11402		JCT LVFD U	68.7760	68.1620
11404		U LVFD	60.7760	60.1620
11405		U DFD	55.3010	58.7600
11414		LVFD MCLID U	60.7760	60.1620
11473		U PIDB GRMCD	57.1870	56.6460
11475		GJFD U PID#B GRMCD	63.1250	62.5840
11476		GJFD U PID#B GRMCD RFSD	67.2350	66.6950
11477		JCT U PID#B GRMCD	65.1870	64.6460
11500		GVDD U ECD	57.5520	57.0280
11504		GVDD U ECD LVFD	63.0270	62.4300
11505		GVDD U ECD LVFD GRMCD	64.5400	63.9430
11575		U LVFD GRMCD	62.2890	61.6750
11576		U LVFD GRMCD RFSD	66.3990	65.7860
11600		FRUITA GVDD U ECD LVFD GRMCD	75.9460	74.0890
11643		FRUITA GVDD U ECD	68.9580	67.1740
11700		U ECD	56.0300	55.5060
11701		FRUIT ECD LVFD UTE GRMCD	74.4240	72.5670
11704		U ECD LVFD	61.5050	60.9080
11705		U ECD LVFD GRMCD	63.0180	62.4210
11706		U ECD LVFD GRMCD RFSD	67.1280	66.5320
11800		PFD U	58.5430	58.0020
11801		U PFD GRMCD	60.0560	59.5150
11900		GVDD U PFD	60.0650	59.5240
11901		GVDD U PFD GRMCD	61.5780	61.0370
12000		GVDD U CFD CWD	60.5890	61.5280
12100		GVDD U CFD GRMCD	62.1020	63.0410
12200		GVDD U	56.8230	56.2820
12201		FRUIT GVDD LVFD U GRMCD	75.2170	73.3430
12204		GVDD U LVFD	62.2980	61.6840
12205		GVDD U LVFD GRMCD	63.8110	63.1970
12206		JCT GVDD LVFD U	70.2980	69.6840
12214		GVDD LVFD MCLID U	62.2980	61.6840
12300		GVDD U CFD CWD CSD	60.5890	61.5280
12400		U EOMF	57.8520	57.4560
12500		U COMF	59.3360	58.7950
12501		COMF U GRMCD	60.8490	60.3080
12600		U CWD	55.3010	54.7600
12700		ECD	55.5300	55.0060
12704		ECD LVFD	61.0050	60.4080
12705		ECD LVFD GRMCD	62.5180	61.9210
12800		GVDD GRMCD	57.8360	57.2950
12900		GVDD PFD	59.5650	59.0240
13000		PFD	58.0430	57.5020
13001		PFD GRMCD	59.5560	59.0150
13104		LEFPD	59.8010	59.2600
13105		LEFPD WWPID	59.8010	59.2600
13200		PALISADE GVDD	73.8230	73.2820
13300		EOMF	57.3520	56.9560
13400		NO SPECIALS	54.8010	54.2600
13402		CWD	54.8010	54.2600
13403		CWD LEFPD	59.8010	59.2600
13404		LVFD	60.2760	59.6620
13405		DFD	54.8010	58.2600
13406		CWD LEFPD WWPID	59.8010	59.2600
13410		GUFDD	59.8010	59.2600
13412		GUFDD SRPID	63.8010	63.2600
13414		LVFD MCLID	60.2760	59.6620
13504		FRUITA ECD LVFD U	72.9110	71.0540
13505		FRUITA ECD LVFD GRMCD	73.9240	72.0670
13700		GJFD U	61.2390	60.6980
13712		GJFD CGV U	61.2390	60.6980
13713		U CGV	55.3010	54.7600
13803		CGV	54.8010	54.2600
13900		JCT	62.8010	62.2600
14000	51	JCT GVDD	64.3230	63.7820

MILL LEVIES

TAC	School Dist	Special District	2007 Levy	2008 Levy
14100	51	JCT U	63.3010	62.7600
14102		JCT U HDBID	68.3010	67.7600
14200		JCT U GVDD	64.8230	64.2820
14204		JCT U FWSD	63.3010	62.7600
14205		JCT U CGV	63.3010	62.7600
14300		EOMF UP GRMCD	59.0040	58.5610
14400		EOMF UP U	57.9910	57.5480
14401		EOMF U UP GRMCD	59.5040	59.0610
14500		PALISADE GVDD UP GRMCD	75.4750	74.8870
14600		UP	54.9400	54.3520
14601		UP GRMCD	56.4530	55.8650
14700		PFD UP	58.1820	57.5940
14701		UP PFD GRMCD	59.6950	59.1070
14800		PFD GVDD UP GRMCD	61.2170	60.6290
14900		PFD GVDD U UP GRMCD	61.7170	61.1290
15000		PALISADE GVDD U UP GRMCD	75.9750	75.3870
15100		U COMF UP GRMCD	60.9880	60.4000
15101		U COMF UP CWD GRMCD	60.9880	60.4000
15200		COMF	58.8360	58.2950
15202		COMF CWD	58.8360	58.2950
15300		GVDD UP GRMCD	57.9750	57.3870
15400		U UP	55.4400	54.8520
15401		U UP GRMCD	56.9530	56.3650
15500		U PFD UP	58.6820	58.0940
15501		U UP PFD GRMCD	60.1950	59.6070
15600		U CFD CWD GVDD UP GRMCD	62.2410	63.1330
15602		U CFD CWD GVDD CSD#2 UP GRMCD	62.2410	63.1330
15603		U CWD GVDD UP	56.9620	56.3740
15604		U CFD UP GRMCD	60.7190	61.6110
15605		U CFD CWD UP GRMCD	60.7190	61.6110
15610		JCT U CFD CGV CWD GVDD UP GRMCD	70.2410	71.1330
15612		U CFD CWD GVDD CGV UP GRMCD	62.2410	63.1330
15613		JCT U CFD CWD GVDD CGV UP GRMCD		71.1330
15700		U GVDD CFD UP GRMCD	62.2410	63.1330
15702		U GVDD CFD UP CSD#2 GRMCD	62.2410	63.1330
15703		U CWD GVDD CSD#2 UP	56.9620	56.3740
15712		U GVDD CFD UP CGV	60.7280	61.6200
15800		U GVDD GJFD CWD UP GRMCD	64.4130	63.8250
15803		U CWD GVDD CGV UP	56.9620	56.3740
15900		U GVDD GJFD UP GRMCD	64.4130	63.8250
15910		JCT U GVDD CGV CWD UP GRMCD	66.4750	65.8870
15911		U GVDD GJFD CGV CWD UP GRMCD	64.4130	63.8250
15912		U GVDD GJFD CGV UP	62.9000	62.3120
15913		U GVDD CGV UP	56.9620	56.3740
16000		U GVDD CFD CWD CSD GRMCD	62.1020	63.0410
16100		U GVDD CFD CWD GRMCD	62.1020	63.0410
16101		JCT U GVDD CFD CWD GRMCD	70.1020	71.0410
16102		U GVDD CFD CWD CSD#2 GRMCD	62.1020	63.0410
16103		JCT U GVDD CWD GRMCD		65.7950
16109		JCT U GVDD CWD CGV GRMCD		65.7950
16111		JCT U GVDD CFD CWD CGV GRMCD	70.1020	71.0410
16112		U GVDD CFD CWD CGV GRMCD	62.1020	63.0410
16200		U GVDD CFD GRMCD	62.1020	63.0410
16202		U GVDD CFD CSD#2 GRMCD	62.1020	63.0410
16204		JCT U GVDD CSD#2 GRMCD CFD	70.1020	71.0410
16206		JCT U GVDD CSD#2 GRMCD		65.7950
16212		U GVDD CFD CGV GRMCD	62.1020	63.0410
16214		JCT U GVDD CGV CFD GRMCD	70.1020	71.0410
16300		U CWD	55.3010	54.7600
16400		U GRMCD	56.8140	56.2730
16500		U CWD UP GRMCD	56.9530	56.3650
16505		JCT GVDD FWSD U	64.8230	64.2820
16600		U GVDD GJFD	62.7610	62.2200
16603		U GVDD GRMCD	58.3360	57.7950
16604		U GVDD GRMCD CSD#2	58.3360	57.7950
16605		GVDD GJFD FWSD U	62.7610	62.2200
16606		JCT GVDD GJFD FWSD U		70.2200
16612		VGVDG GJFD CGV	62.7610	62.2200
16613	51	JCT U GJFD CGV		70.2200

MILL LEVIES

TAC	School Dist	Special District	2007 Levy	2008 Levy
16614	51	GJFD GVDD CGV U GRMCD	64.2740	63.7330
16615		JCT GJFD GVDD CGV U GRMCD		71.7330
16700		U GJFD UP GRMCD	62.8910	62.3030
16800		U GVDD UP	56.9620	56.3740
16900		U GVDD CWD CSD CFD UP GRMCD	62.2410	63.1330
17200		GRMCD	56.3140	55.7730
17300		U GVDD GJFD ECD	63.4900	62.9660
17400		JCT	62.8010	62.2600
17475		JCT GRMCD	64.3140	63.7730
18106		JCT U RMD#1	69.1010	68.5600
18107		JCT U RMD#2	63.3010	62.7600
18131		JCT U OMSD	64.3510	63.8100
18132		JCT U OMSD GRMCD	65.8640	65.3230
18175		JCT U GRMCD	64.8140	64.2730
18200		JCT U CGV GVDD	64.8230	64.2820
18203		U CGV GVDD	56.8230	56.2820
20100	50	COLL CCONS CCD PVFD PVH	53.5870	54.2870
20200		CCONS CCD PVFD PVH	45.0620	45.7620
20300		CCD PVFD PVH	44.5090	45.3580
20302		CCD PVFD PVH SSSCD	44.5090	45.3580
20303		CCD PVH	39.3400	40.1890
20310		COLL CCD PVFD PVH	53.0340	53.8830
20400		BMCD CCD PVFD PVH	44.5960	45.4430
20401		COLL BMCD CCD PVFD PVH	53.1210	53.9680
20500		WDCD CCD PVFD PVH	44.5860	45.4330
20600		WDCD CCD GRHD PVFD	42.1830	43.0300
20602		CCD PVFD GRHD WDCD SSSCD	42.1830	43.0300
20700		CCD GRHD PVFD	42.1060	42.9550
20702		CCD GRHD BMCD PVFD	42.1930	43.0400
20704		CCD GRHD PVFD SSSCD	42.1060	42.9550
20800		WDCD GRHD PVFD SSSCD	41.9310	42.7660
20900		GRHD PVFD	41.8540	42.6910
20904		GRHD PVFD SSSCD	41.8540	42.6910
21000		MMCD PVFD PVH MCCID	45.7200	46.4930
21001		MMCD PVFD PVH GMMD#1 MCCID	45.7200	46.4930
21002		MMCD PVFD PVH GMMD#2 MCCID	96.0870	96.8600
21003		MMCD PVH MCCID	40.5510	41.3240
21004		MMCD PVH GMMD#2 MCCID	90.9180	91.6910
21005		MMCD PVH GMMD#1 MCCID	40.5510	41.3240
21006		MMCD MWSD PVFD PVH MCCID	48.4060	48.8350
21100		CCONS MMCD PVFD PVH MCCID	46.2730	46.8970
21101		CCONS MMCD PVFD PVH GMMD#2 MCCID	96.6400	97.2640
21102		CCONS MMCD PVH GMMD#2 MCCID	91.4710	92.0950
21106		CCONS MMCD PVFD PVH MWSD MCCID	48.9590	49.2390
21200		BMCD MMCD PVFD PVH MCCID	45.8070	46.5780
21300		PVFD PVH	44.2570	45.0940
21303		NO SPECIALS	31.0880	31.9250
21304		PVFD PVH SSSCD	44.2570	45.0940
21400		BMCD CCD CCONS PVFD PVH	45.1490	45.8470
21600		BWCD MMCD PVFD PVH MCCID	45.7310	46.5020
21603		BWCD PVH MMCD MCCID	40.5620	41.3330
30100	J-49	DEBEQUE BWCD DFD	33.8960	38.7640
30200		BWCD	24.8780	25.7460
30201		BWCD GVFPD	28.1450	29.0130
30205		BWCD DFD	24.8780	29.7460
30300		WDCD	24.9440	25.8120
30301		WDCD GVFPD	28.2110	29.0790
30305		WDCD DFD	24.9440	29.8120
30400		NO SPECIALS	24.8670	25.7370
30405		DFD	24.8670	29.7370
30500		CCD WDCD	25.1960	26.0760
40100	J-50	GUFD	49.5680	50.9060

ALL 266 TAX AREA CODES INCLUDE MESA COUNTY, COLORADO RIVER WATER, AND MESA COUNTY LIBRARY FOR A TOTAL OF (18.089 MILLS)

SUMMARY

STATE ASSESSED	97,791,700
PERSONAL PROPERTY	157,994,440
REAL PROPERTY	1,625,201,080
"TAXABLE" ASSESSED VALUE	1,880,987,220
EXEMPT VALUATION	301,079,980
ASSESSED VALUATION	2,182,067,200
The Tax Increment Financing District #1	24,711,910
The Tax Increment Financing District #2	2,171,474
TAXABLE ASSESSED VALUE FOR MESA COUNTY LESS TAX INCREMENT FINANCING	1,856,275,310
Revenue from the Certification of Levies and Revenue	
Total All Funds	\$117,395,174
Add Water Revenue	\$1,757,787
Total All Funds + Water	\$119,152,961

This booklet is balanced to the December 2008 certification. Due to, exemptions granted, changes in classification and other appeal decisions within the appeal process the August abstract and the December certification will not be the same.

TAX INCREMENT FINANCING DISTRICT

The Tax Increment Financing District in downtown Grand Junction was established to provide funding for the renovation and continued enhancement of the downtown area. The way it works is : The Assessor establishes a new value for the entire area, using the same mass appraisal techniques applied to the rest of Mesa County. A base value is derived from this total value, which indicates the property values for the area as of an established date, plus or minus inflation and market trends. The value is what is called the "Increment." This number represents the value which has been added to the area due to new construction, renovation and/or remodeling. The tax dollars which are generated by the "increment" go directly to the Tax Increment Financing District. This money is used to fund future projects which further enhance the downtown area.

Due Dates and Penalties

Taxes become due and payable January 1st. First half payable by February 28th. Second half payable by June 15th. Full payment - payable by April 30th if partial payment is not made. Interest for late payment will be charged at a rate of 12% per year unless property is unpaid and processed through the the annual tax sale. Failure to receive Tax Notice does not invalidate owner's liability of paying taxes on time.

After December 31, contact the Mesa County Treasurer for summary of tax revenue collections.

PROPERTY TAX INFORMATION

RESIDENTIAL ASSESSMENT RATIO

TAX YEAR	PERCENT
1984	21%
1985	21%
1986	21%
1987	18%
1988	16%
1989	15%
1990	15%
1991	14.34%
1992	14.34%
1993	12.86%
1994	12.86%
1995	10.36%
1996	10.36%
1997	9.74%
1998	9.74%
1999	9.74%
2000	9.74%
2001	9.15%
2002	9.15%
2003	7.96%
2004	7.96%
2005	7.96%
2006	7.96%
2007	7.96%
2008	7.96%

The total valuation of all property, as determined by the County Assessor, is certified to the state and county and approved by the Colorado Division of Property Taxation.

Valuation of the various school districts and of towns and incorporated districts are certified to their respective boards.

Levies are filed by the tax levying bodies according to revenue required for the proper performance of their various functions.

After the levies are certified to the Assessor, it is then the Assessor's duty to extend the tax on all property assessed, and the Treasurer's duty to collect them.

*Booklet Prepared by
Carol Mac Innes, Assessment Analyst II*

